

00552953/ r1



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

NATIONAL COÖPERATIVE BANK, N.A., A
NATIONAL BANK, formerly known as NCB, FSB

vs.

THE ESTATE OF KAREN L. ROSENSTIEL,
DECEASED; THE UNKNOWN HEIRS AND
DEVISEES OF KAREN L. ROSENSTIEL,
DECEASED; JOHN DOE, HUSBAND OF KAREN
L. ROSENSTIEL, DECEASED; RUTH
ROSENSTIEL AND JOHN DOE, HUSBAND AND
WIFE; GRACE ROSENSTIEL AND JOHN DOE,
HUSBAND AND WIFE; MARIAN ROSENSTIEL
AND JOHN DOE, HUSBAND AND WIFE;
WILANA APARTMENTS INC., A WASHINGTON
CORPORATION; JOHN AND JANE DOES, I
THROUGH V, OCCUPANTS OF THE SUBJECT
REAL PROPERTY, AND ALSO ALL OTHER
PERSONS OR PARTIES UNKNOWN, CLAIMING
ANY RIGHT, TITLE, INTEREST, LIEN OR
ESTATE IN THE PROPERTY HEREIN
DESCRIBED

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY

CAUSE # 15-2-21565-5 SEA

JUDGMENT RENDERED ON 8/25/2016
ORDER OF SALE ISSUED: 9/22/2016
DATE OF LEVY: 10/3/2016

TO: THE ESTATE OF KAREN L. ROSENSTIEL, DECEASED (IN REM) AND AGAINST THE REAL
PROPERTY, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

1732 15TH AVE #3, SEATTLE, WA 98122

A LEASEHOLD INTEREST IN AND TO UNIT NO. 3 AND RESTRICTED COMMON AREAS, TOGETHER
WITH THE NONEXCLUSIVE USE AND ENJOYMENT OF THE FACILITIES AND IMPROVEMENTS (OTHER
THAN UNITS AND RESTRICTED COMMON AREAS ASSIGNED TO OTHER MEMBERS) IN THE WILANA
APARTMENTS, INC. COOPERATIVE PROJECT ('PROJECT'), PURSUANT TO A PROPRIETARY LEASE
('PROPRIETARY LEASE') DATED JAN 7, 2001, BETWEEN WILANA APARTMENTS, INC. AS LESSOR, AND
KAREN L. ROSENSTIEL AS LESSEE, RECORDED, IN OFFICIAL RECORDS OF KING COUNTY,
WASHINGTON. THE ABOVE-DESCRIBED UNIT AND RESTRICTED COMMON AREAS, TOGETHER WITH
THE NONEXCLUSIVE USE AND ENJOYMENT OF THE FACILITIES AND IMPROVEMENTS (OTHER THAN
UNITS AND RESTRICTED COMMON AREA ASSIGNED TO OTHER MEMBERS) ON THE PROJECT ARE
COLLECTIVELY REFERRED TO AS 'LEASED PREMISES'. THE PROPRIETARY LEASE, AS IT PERTAINS
SOLELY TO THE LEASED PREMISES, WAS ASSIGNED TO BORROWER BY AN
ASSIGNMENT/MEMORANDUM OF LEASE BETWEEN BORROWER, AS ASSIGNEE, AND WILANA
APARTMENTS, INC., AS ASSIGNOR, DATED JAN 7, 2001, WHICH ASSIGNMENT/MEMORANDUM OF
LEASE IS RECORDED (DATE): THE LOCATION OF THE LEASED PREMISES IN THE PROJECT IS MORE
PARTICULARLY DESCRIBED AS UNIT 3 IN THE PROJECT.

THE REAL PROPERTY COMPRISING THE PROJECT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A LEASEHOLD ESTATE, THEREOF, UPON AND SUBJECT TO ALL OF THE PROVISIONS THEREIN
CONTAINED, AS CREATED BY THAT CERTAIN PROPRIETARY LEASE:
RECORDED: MARCH 30, 2001

RECORDING NUMBER: 20010330001128
LEASE DATED: JANUARY 7, 2001
LESSOR: WILANA APARTMENTS, INC.
LESSEE: KAREN L. ROSENSTIEL
FOR A TERM OF: 99 YEARS, BEGINNING JANUARY 7, 2001 AND ENDING JANUARY 7, 2100.
TAX ACCOUNT NO.: 723460-0350

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: DECEMBER 2, 2016
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$149,747.79** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☒ 1. No redemption rights after sale.
☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
WEINSTEIN & RILEY, P.S.
2001 WESTERN AVENUE
SUITE 400
SEATTLE, WA 98121
206-269-3490